



3, Shannon Close

Lower Stondon,
Bedfordshire, SG16 6EF
Offers in region of £600,000

PRICED TO SELL - This well presented 5 bedroom detached home boasts over 1,900sq ft of spacious accommodation with a versatile layout to suit a growing family. The property has a short upward chain already in place and should be top of your viewing list!

- Five bedrooms - two with en suite facilities
- Two spacious reception rooms and double glazed conservatory
- Kitchen breakfast room with central island and breakfast bar
- Master bedroom with double doors opening onto the balcony
- Double garage with remote control roller doors

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Ceramic tiled flooring. Radiator. Two wall lights. Doors into all rooms.

Cloakroom

Suite comprising low level flush wc and wash hand basin with cupboard under. Tiled flooring. Radiator. Extractor.

Family Room

25' 2" x 11' 3" (7.67m x 3.43m) Double glazed window front. Coal effect gas fire with wood surround and marble hearth. Three radiators. Six wall lights. Double glazed patio doors opening into the conservatory. Door into kitchen.

Conservatory

11' 1" x 10' 7" (3.38m x 3.23m) Double glazed construction on brick base with french doors opening onto the rear garden. Ceramic tiled flooring. Radiator. Air conditioning unit with both heat and cool settings.

Lounge

25' 1" x 12' 6" (7.65m x 3.81m) Double glazed bow window and french doors opening onto the rear garden. Solid wood flooring. Exposed brick chimney with inset multi-fuel stove and wood beam over. Radiator. Four wall lights.

Kitchen/Breakfast Room

14' 9" x 13' 5" (4.47m x 4.11m) A range of wall and base level units with wood worksurfaces and tiled splashbacks. Inset ceramic sink with mixer tap over. Space for range cooker with stainless steel splashback and extractor hood over. Central island with worksurface over with storage under and breakfast bar. Integrated dishwasher. Space for American style fridge/freezer. Ceramic tiled flooring. Under stairs storage cupboard. Radiator. Double glazed window to rear.

Utility Room

8' 7" x 7' 7" (2.62m x 2.31m) Wall and base units with rolled edge worksurfaces and tiled splashbacks. Stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Window to side and double glazed door opening onto the rear garden. Door into double garage.



First Floor

Landing

Airing cupboard housing 'Megaflo' hot water cylinder. Access to loft space with ladder & light. Radiator. Doors into all rooms.

Bedroom 1

15' 2" x 14' 6" (4.62m x 4.42m) Double glazed double doors opening onto the balcony. Fitted wardrobes with mirrored sliding doors. Two radiators. Two wall lights.

En-Suite Shower Room

Four piece suite comprising low level flush wc, pedestal mounted wash hand basin, bidet and double shower cubicle. Heated towel rail. Partially tiled splashbacks. Extractor. Obscure double glazed window to front.

Bedroom 2

11' 6" x 11' 2" (3.51m x 3.40m) Double glazed window to front. Built in wardrobes. Radiator. Door into:

En-Suite

Three piece suite comprising shower cubicle, low level wc and vanity wash hand basin. Partially tiled walls and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Bedroom 3

10' 4" x 8' 2" (3.15m x 2.49m) Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom 4

11' 6" x 8' 7" (3.51m x 2.62m) Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom 5

10' 7" x 7' 5" (3.23m x 2.26m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, pedestal mounted wash hand basin and low level wc. Fully tiled walls. Radiator. Obscure double glazed window to rear.

Outside

Front Garden

Driveway providing off road parking for two cars and access to garage. External lights. Gated access to rear.

Rear Garden

Split level rear garden with paved patio area, lawn area and a variety of mature, well stocked flower and shrub borders. Gated access to front of property.

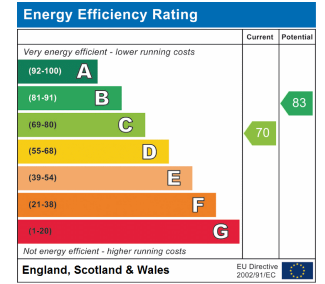
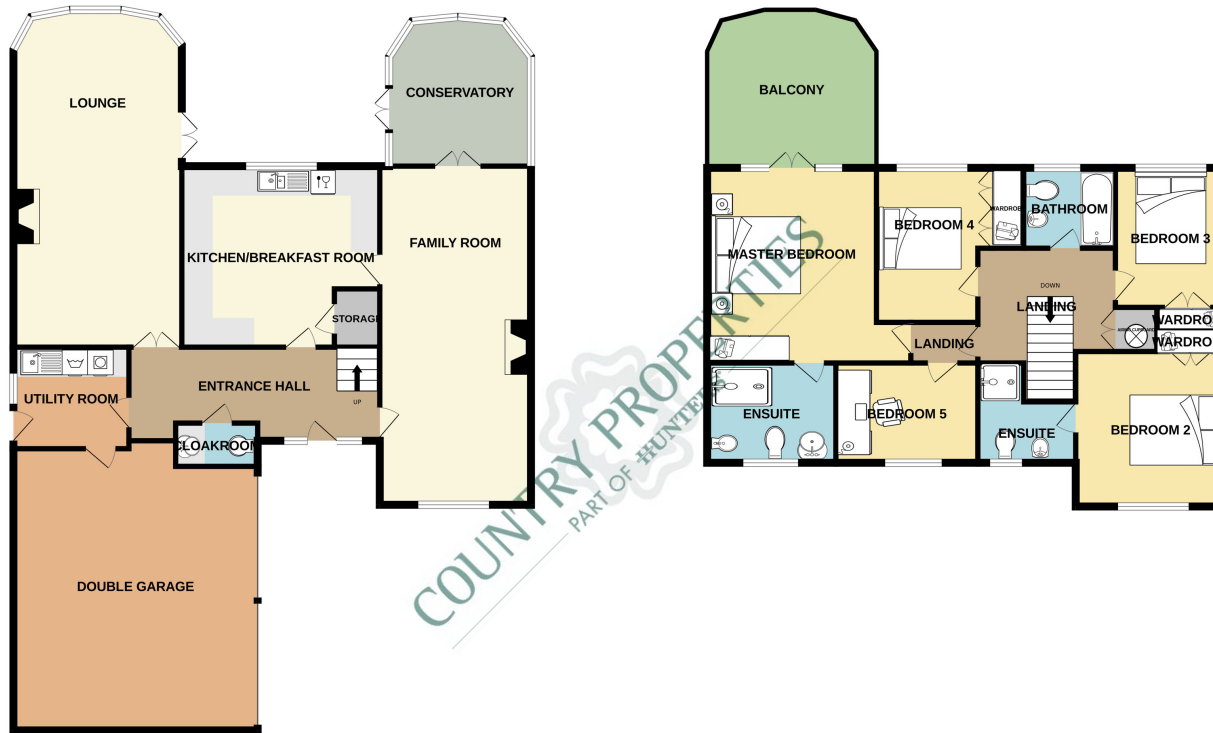
Double Garage

Remote control roller doors. Power & light connected. Plumbing for washing machine. Wall mounted gas boiler. PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.



GROUND FLOOR

1ST FLOOR



SHANNON CLOSE - LOWER STONDON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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